

2019 City of Detroit Partnership Renaissance Zone Schedule

Issued under authority of Public Act 284 of 1964, as amended.

A partnership is not qualified to claim the Renaissance Zone deduction if any city or state taxes are delinquent. See instructions for additional Renaissance Zone qualifications.

Form with fields for: 1. Partnership Name, 2. Federal Employer Identification Number (FEIN), 3. Starting Date Qualified to Claim Zone Deduction this Tax Year (MM-DD-YYYY), 4. Ending Date Qualified to Claim Zone Deduction this Tax Year (MM-DD-YYYY)

To claim a Renaissance Zone deduction, a partnership must have real and/or personal property located in, and conducting business activity in, a city Renaissance Zone.

RENAISSANCE ZONE APPORTIONMENT PERCENTAGE

5. Property and wages for locations in city

Table with 2 columns: Description and Amount. Rows include: a. Average net book value of real and tangible personal property located in city. (See instructions)..... 5a. 00; b. Gross annual rent paid for real property located in city multiplied by 8..... 5b. 00; c. Add line 5a and line 5b..... 5c. 00; d. Total wages, salaries and other compensation in city 5d. 00

6. Property and wages for locations in the Renaissance Zone (If in the Renaissance Zone for less than a year, see instructions.)

Table with 2 columns: Description and Amount. Rows include: a. Average net book value of real and tangible personal property located in the Renaissance Zone..... 6a. 00; b. Gross annual rent paid for real property located in the Renaissance Zone multiplied by 8..... 6b. 00; c. Add line 6a and line 6b..... 6c. 00; d. Total wages, salaries and other compensation in the Renaissance Zone..... 6d. 00

7. Apportionment

Table with 2 columns: Description and Percentage. Rows include: a. Avg. net book value of real and tangible personal property and annual rent. Divide line 6c by line 5c.... 7a. %; b. Annual wages, salaries, and other compensation. Divide line 6d by line 5d..... 7b. %; c. Add line 7a and line 7b..... 7c. %; d. Renaissance Zone deduction percentage. Divide line 7c by 2..... 7d. %

[Empty box for Partnership FEIN]

RENAISSANCE ZONE DEDUCTION FOR BUSINESS INCOME

Table with 5 columns: COLUMN 1 (Allocated Income), COLUMN 2 (Net Operating Loss Deduction), COLUMN 3 (Retirement Plan Deduction), COLUMN 4 (Basis for Computing Deduction), and COLUMN 5 (Renaissance Zone Deduction). Rows include (a) through (e) and Total.

RENAISSANCE ZONE DEDUCTION FOR NON-BUSINESS INCOME

Table with 7 columns: COLUMN 1 (Beginning/Ending Dates), COLUMN 2 (Interest and Dividends), COLUMN 3 (Sale or Exchange of Property), COLUMN 4 (Rents and Royalties), COLUMN 5 (Income from Other Partnerships), COLUMN 6 (Guaranteed Payments), and COLUMN 7 (Renaissance Zone Deduction Before Phase Out). Rows include (a) through (e) and Total.

TOTAL RENAISSANCE ZONE DEDUCTION

Table with 3 columns: COLUMN 1 (Add Line 8, 5, 7), COLUMN 2 (Allowable Deduction Percentage), and COLUMN 3 (Multiply Line 10, Column 1 by Percentage on Line 10, Column 2). Includes a NOTE: CARRY EACH AMOUNT ON LINE 10, COLUMN 3, TO THE APPROPRIATE PARTNER LINE ON FORM 5458, LINE 11A, COLUMN 2.

Instructions for Form 5459

City of Detroit Partnership Renaissance Zone Schedule

General Information

Certain geographic areas within Detroit are designed as Renaissance Zones. This designation grants tax relief to qualified partnership located and conducting business activity within a Detroit Renaissance Zone. In conjunction with the designation of these zones, the Detroit Income Tax Ordinance was amended effective January 1, 1997, to include a Renaissance Zone deduction.

Claiming the Renaissance Zone Deduction

A partnership that is located and conducting business activity in a Detroit Renaissance Zone that files a Statement of Eligibility with the City of Detroit, and obtains approval for tax relief, is qualified to claim the deduction. If the partnership elects to pay the tax for the partners, the deduction is claimed on the *City of Detroit Income Tax Partnership Return* (Form 5458). Otherwise, the deduction is passed through to the partners who claim the deduction on their City of Detroit individual income tax return.

Deduction Disqualifiers

A partnership is not eligible to claim a Renaissance Zone deduction if the partnership:

- Is delinquent in filing or paying any of the following state or local taxes: Michigan single business tax, Michigan income tax, city income tax, Act 198 industrial abatement tax, commercial abatement tax, enterprise zone tax, city utility tax or general property taxes on real or personal property.
- Owns residential rental property and did not file an affidavit with the Detroit City Treasurer's Office by December 31 of the prior tax year attesting that the property is in substantial compliance with all applicable state and local zoning, building and housing laws or codes.
- Is located within Detroit outside of a Renaissance zone and moves to a location within a renaissance zone in Detroit without approval of the City.
- Relocates more than 25 full-time equivalent jobs from one or more non- Renaissance zone local governmental units (city, village or township) and any of the local government units from which a job was relocated adopts a resolution objecting to the relocation within 60 days of being notified of the job relocation by the business.

Qualification Date

A partnership becomes a qualified taxpayer on the first day after December 31, 1996, that the partnership is located and conducting business activity in a Detroit Renaissance Zone. The qualification continues until the partnership ceases to be located and conducting business activity in a Detroit Renaissance Zone or until expiration of the Renaissance Zone designation.

Deductible Income

A partnership may deduct that portion of its net income from business activity within a Detroit Renaissance Zone. Business activity consists of two components:

- Adjusted ordinary business income; and
- Income not included in adjusted ordinary business income (apportioned income).

Business income from activity conducted within a Detroit Renaissance Zone is determined via a two-factor Renaissance Zone allocation formula. Income not included in adjusted ordinary business income (apportioned income) is apportioned based upon situs of the income, the type of partner and/or domicile of the individual resident or nonresident partner. Income used to calculate any other deduction allowed by the income tax ordinance and income derived from illegal activity shall not be used to calculate this deduction.

Line-by-Line Instructions

Lines not listed are explained on the form.

Complete the *City of Detroit Income Tax Partnership Return* (Form 5458) through Schedule E before completing Form 5459.

Line 1: Enter the partnership's name as shown on the *City of Detroit Income Tax Partnership Return* (Form 5458).

Line 2: Enter the partnership's Federal Employer Identification Number as shown on Form 5458.

Line 3: Enter the beginning date the partnership was qualified to claim the Detroit Renaissance Zone Deduction for the tax year.

Line 4: Enter the ending date the partnership was qualified to claim the Detroit Renaissance Zone Deduction for the tax year.

RENAISSANCE ZONE APPORTIONMENT PERCENTAGE

The Renaissance Zone apportionment percentage is used by partnerships located and doing business in Detroit in a Renaissance Zone and outside of the Renaissance Zones. The average net book value of real and tangible personal property may be determined by adding the net book value at the beginning of the year to the net book value at the end of the year and dividing the sum by two.

Line 5a: Enter the average net book value of all real and tangible personal property owned and located in Detroit.

Line 5b: Enter the gross annual rent, multiplied by 8, for all rented real property located in Detroit.

Line 5d: Enter compensation paid to employees for work or services performed within Detroit.

